

# Register of Historic Kansas Places

## Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name Paola City Hall

Other name/site number Paola City Hall

### 2. Location

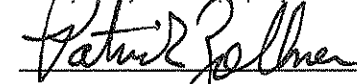
Street & number 19 E. Peoria Street ☐ not for publication

City or town Paola ☐ vicinity

State Kansas Code KS County Miami Code 121 Zip code 66071

### 3.,4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.



8/21/08

Patrick Zollner, Deputy State Historic Preservation Officer

Date

### 5. Classification

#### Ownership of Property

(Check as many boxes as apply)

- ☐ private  
☒ public-local  
☐ public-State  
☐ public-Federal

#### Category of Property

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

#### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		total

#### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

#### Number of contributing resources previously listed in the National Register

N/A

### 6. Function or Use

#### Historic Functions

(Enter Categories from instructions)

GOVERNMENT/ City Hall

#### Current Functions

(Enter categories from instructions)

GOVERNMENT/ City Hall

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

### Materials

(Enter categories from instructions)

Foundation: STONE

Walls: BRICK

Roof: ASPHALT

Other:

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

## 8. Statement of Significance

### Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions)

POLITICS/ GOVERNMENT

ARCHITECTURE

### Period of Significance

1909

### Significant Dates

1909

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Washburn, George P. (architect)

Petty, J. H. (builder)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location of additional data:

- ☐ State Historic Preservation Office
- ☒ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Miami County Genealogy and Historical Society

## 10. Geographical Data

Acreage of Property Less than one

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	1	5	3	3	6	4	8	5	4	2	7	0	7	7	0
Zone			Easting						Northing						
2															

3															
Zone			Easting						Northing						
4															

☐ See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Sarah C. Hammontree

Organization Treanor Architects P.A. Date 4-15-2008

Street & number 1715 SW Topeka Blvd. Telephone 785-235-0012

City or town Topeka State KS Zip code 66612

## Property Owner

Name Jay Weiland, Paola City Manager, City of Paola

Street & number 19 E. Peoria Street Telephone 913-259-3600

City or town Paola State KS Zip code 66071

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Paola City Hall  
Paola, Miami, Kansas

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NARRATIVE DESCRIPTION

The Paola City Hall is a two-story brick building located at 19 East Peoria street in Paola, Miami County Kansas. The building faces north and is located at the corner of Peoria and Agate streets. The building was constructed in 1909 and the plans were designed by prominent Kansas architect George P. Washburn of Ottawa. The City Hall was designed to house the Paola Police Department, Fire Department and City Council.

The building possess' elements commonly found in the popular Revival styles of the early 1900s, with simple brick facades, accented by subtle coining at the buildings corners, and stone accents around the fenestrations. The classical columns supporting the building's cupola are common in the Classical and Colonial Revival styles. The bricks used in the construction are all local Paola product, as specified by the *Western Spirit* newspaper in 1909.

The building is a two-story rectangular structure with overall dimensions of 42' by 90'. The materials used are predominantly local Paola brick, laid in a running bond with accents of stone appearing at the sills of the windows and as a double band running the parameter of the building at the base. The stone is also used to decoratively emphasize the main, north entrance and the dominant dormer-like window atop the north façade. At the corners of the building the bricks have been laid to give a subtle coining effect to the structure. The roof is hipped and was originally covered in terra-cotta tiles, which have since been replaced by asphalt shingles. Jutting out of the center roofline is a cupola, octagonal in shape with eight Classical columns supporting its roof. It is understood that the town's old fire bell was located in the cupola, but has since been moved to the northeast side of the lot where it stands as a memorial. Four chimneys are present on the roof with three flanking the east side and one present on the northwest corner. The eave of the roof overhangs approximately two feet and is accented by elongated dentil-like brackets in groups of three. All windows on the structure, excluding the north facades, dormer windows, are double hung single paned, wood framed with stone sills. The windows are replacements, but mimic the original one-over-one double-hung windows.

There are four entrances to the building, three of those being on the east side of the structure with two of those being garage doors, and the fourth being the main entrance located on the north side of the structure. There is another door located on the south side of the building, but is only visible on the inside of the structure due to a later addition. The addition is a simple one-story concrete block structure that houses the police department's headquarters and is not considered a character-defining feature. According to the Sanborn maps, the addition pre-dates 1948.

The interior layout is still very similar to the original layout. In some areas walls have been built for private offices and meeting rooms, but no drastic measures have been taken to alter the interior spaces. A large staircase running east to west divides the City Hall in half and opens onto the east facade. In a past attempt at modernizing the interior, wood paneling was placed over the decorative spindle work of the stairs, which is still intact underneath. This stair sections off the north half of the building from the south, and is the only way to access the second story. The City administrative staff and fire department reside on the first floor, while the Police department and other staff members occupy the second floor. A small non-historic vestibule is located inside the main north entrance. It separates the public from the employees' office space. Behind the vestibule is a large open area with smaller private offices on the

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Paola City Hall  
Paola, Miami, Kansas

north wall. A small, vault like room is located in the southwest corner of the office area. According to a 1909 Sanborn map this was a single jail cell. The fire department occupies the rest of the first floor, in the southern half of the building. Originally, this area would have housed horses, wagons, and hose carts but today the dominant pieces of fire equipment in the open spaces are two fire trucks. On the second floor of the north part of the building are more city offices. This area was historically the City Council Chamber. Original portions of a tin paneled ceiling are located above the suspended ceiling in the southwest corner of the office area. The tin pressed ceiling matches those found in the W.F. Norman Company catalogue. The W.F. Norman Company in Nevada, Missouri still specializes in metal elements for historic buildings. The same company also pressed the tin ceiling for the historic Washburn-designed Jackson Hotel just down the street from the City Hall building. The south portion of the second floor is home to the Paola Police Department, which has grown so much that they also occupy a small addition to rear of the building.

There was a south addition built to house the police department. The exact date of construction for this particular structure is still to be determined, but a Sanborn Map dated with a range from 1928-1948 shows what could reasonably be the one story concrete block building. The south entrance of the building is now used to access the addition. The addition has its main entrance on the east façade.

The small addition does not detract from its larger historic counterpart and should not hinder the City Hall's eligibility for listing in the State Register. It is located at the rear of the building and is not considered a character-defining feature. The addition will be removed when the police department relocates to a new facility in December 2008.

Overall the Paola City Hall is in good condition. The building has been subject to renovations that have covered up many of its original detail, such as pressed tin ceilings and woodwork. Most of these details are still intact; they are just hidden underneath drop ceilings and paneling. The structure of the building has no pressing issues or problems at this time.

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Paola City Hall  
Paola, Miami, Kansas

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**STATEMENT OF SIGNIFICANCE**

The Paola City Hall is being nominated for the Kansas State Register under criterion A for its association with community government and criterion C for its architectural significance. The building has housed the Paola Fire Department, Police Department and City Council for almost 100 years and the community has come to know the building as an important part of the community's government. The architecture of the City Hall is significant because it displays common characteristics of early 20<sup>th</sup> century Revival styles and was built by prominent Kansas architect George P. Washburn of Ottawa.

Paola is situated south of Olathe, and west of the Kansas-Missouri border. Native American tribes settled here well before the 1500s. Over the next few centuries, the Spanish and French explorers made their way to the area followed by American explorers and settlers on the Santa Fe and Oregon Trails. In 1827 the Indian tribes of the Kaskaskia, Peoria, Wea and Piankishaw were forced to resettle in the area. These tribes formed the Confederate Allied Tribes and were led by one of Paola's most influential citizens, Baptiste Peoria. Baptiste Peoria, a full-blooded Indian, who could speak six Indian languages as well as English and French, was one of the founders of the Paola Town Company in 1855. Baptiste Peoria gave the Paola Park Square to the Town Company after he and the local Indian tribes were again forced into exile in Oklahoma. The town company gave the square to the city with the provision that no building could ever stand on it.<sup>1</sup>

In 1861 Kansas was admitted to the Union and saw a great deal of turmoil between the pro-slavery supporters and abolitionists fighting over the territory between Paola and the Missouri border. John Brown and William Quantrill had ties to the surrounding area and were frequently passing through Paola. Quantrill was actually jailed in Paola in 1861 for grand larceny.<sup>2</sup>

In 1886 an oil well was sunk six miles south of Paola and followed shortly after between 1887-1888 by the Independence Kansas oil firm of McBride and Bloom, who drilled a number of oil wells south east of Paola.<sup>3</sup> In 1870 the Kansas City, Fort Scott and Gulf Railroad changed Paola's way of life by connecting the small town to bigger cities such as Kansas City and Fort Scott.<sup>4</sup> Since then, the city has continued to grow and now has a population in the range of 5,500. .

The main downtown is still situated around the green square that Baptiste Peoria donated to the city before his forced exile to Oklahoma. Many of the historic buildings in downtown Paola are still in use or undergoing restorations.

The first city hall building in Paola was erected in 1882 on the same lot that the present building is on. The building stood until the decision was made to build a better facility. An article from the *Miami Republican*, dated October 30<sup>th</sup>, 1908 reads:

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<sup>1</sup> Thomas H. Kinsella, "The History of our Cradle Land". The Casey Printing Co., Kansas City., 1921. Available at <http://skyways.lib.ks.us/genweb/miami/kinsella/index.html>

<sup>2</sup> Paola Chamber of Commerce, "History of Paola". Available at <http://www.paolachamber.org/history.htm> .

<sup>3</sup> William E. Connelley, "A standard History of Kansas and Kansans", (Oil and Gas Industries of Kansas). Transcribed by Carolyn Ward, Columbus Ks., 2000. Available at <http://skyways.lib.ks.us/genweb/archives/1918ks/v2/996.html>

<sup>4</sup> Paola Chamber of Commerce, "History of Paola". Available at <http://www.paolachamber.org/history.htm> .

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Paola City Hall  
Paola, Miami, Kansas

“Above all things, the most necessary at present for the town is a new City Hall. The present building, which was erected by John H. Petty over 26 years ago, rocks and reels like a ship during a storm and Ed McLaughlin, city clerk, says it’s dangerous to be on the inside when a high wind is blowing.”<sup>5</sup>

The following year, 1909, the architecture firm of George P. Washburn and Son drew up plans for the new City Hall, which was completed on September 9th of that year for the price of \$9,905.<sup>6</sup> The contractor was J. H. Petty, presumably the same J. H. Petty that constructed the previous city hall building.<sup>7</sup> Another *Miami Republican* article dated September 9, 1909 describes the interior layout of the building. “First Floor: Clerk’s office and Fire Department with horse stalls. Second Floor: Council, offices of Police Judge, City Attorney and Mayor and Firemen’s bedrooms”.<sup>8</sup> The same article also talks about the 400-pound fire warning bell bought in 1876 for \$150.<sup>9</sup> It sat in the cupola for an unknown number of years, until it was taken down and placed in the northeast corner of the lot as a memorial marker dedicated to the Paola Fire Department.

The building has changed little over the years. The interior has undergone some modernization efforts but many of the original details are still intact. The layout has changed little on the inside and has served the purpose of the City Hall well.

*George P. Washburn of Ottawa*

George P. Washburn of Ottawa is known as one of Kansas’s most prominent late 19<sup>th</sup> century and early 20<sup>th</sup> Century architects. Washburn practiced from the late 1800s to around 1912.<sup>10</sup> He is best recognized for the 13 county courthouses he designed in Kansas. The Miami County Courthouse is located in Paola, which Washburn designed in 1898.<sup>11</sup> Other Washburn designed buildings in Paola include the Paola Free Public Library, (1906), the Mallory Opera House, (1896) (razed), the D.O. Sellars Building, (1901), the J.F. Donahye Building, (1905), the Ahrens Building, (1908), the Miami County Bank, (date unknown), and numerous Victorian-era residences. Washburn also designed the gazebo that sits in the main downtown square of the City.<sup>12</sup>

The architectural styles Washburn frequently used to design his buildings were the highly ornate and detailed Richardson Romanesque and Victorian-era styles. He also adapted the Revival styles popular in the early 20<sup>th</sup> Century as seen in the Paola City Hall, but his larger-scaled Romanesque buildings best identify him. His adaptation of the Richardson Romanesque style can be seen in all most all of his

<sup>5</sup> “New City Hall Likely a Reality”, *Miami Republican* 30 October 1908.

<sup>6</sup> “Paola Kansas a 150-Year Timeline”, 2006. Miami County Historical Society, 2006.

<sup>7</sup> “City Business”, *Miami Republican* 26 February 1909.

<sup>8</sup> “Paola Kansas a 150-Year Timeline”, 2006.

<sup>9</sup> Ibid.

<sup>10</sup> George P. Washburn, “Papers, 1879-1921 Noted Ottawa, KS Architect’s Papers”, Accessed at the Kansas State Historical Society; MS 1176

<sup>11</sup> Doug Loyd, “Phone Interviews”, Ottawa Ks. November 2007-February 2008.

<sup>12</sup> Doug Loyd, “Historic Photographs, Postcards, and list of buildings by Washburn”, Ottawa Ks. November 2007.

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Paola City Hall  
Paola, Miami, Kansas

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courthouse designs, as well as the Paola Free library, which is directly across Agate Street from the City Hall. The contrast in architectural design displayed by the Library and City Hall showcase Washburn's versatility with architectural styles.

Much research has been done on the life and works of George P. Washburn but no comprehensive study has been published that lists his buildings. Many buildings in Paola and Ottawa are "believed" to be Washburn designed, but lack the documentation to prove it. Another source of confusion within his repertoire of projects is that many of them were renovations or additions to buildings that were already standing. Washburn kept an extensive diary over the course of his life and also created a scrapbook of various articles about his architecture firm. Unfortunately there is still some ambiguity with the dates of his retirement. It is known, that his retirement came directly after the sudden and tragic death of his wife, which sources vary in saying happened in 1907-1912.<sup>13</sup> There is no record of a formal retirement for Washburn, and his daily journal entries prove he was still active in the architecture field and he continued to work on various projects until his death in 1922. His son Clarence and son-in-law Roy Stookey, took over the firm as the head designers when he did retire, but since Washburn was active in the field of architecture even after his "retirement", it's hard to determine whether the buildings designed by Washburn and Sons during the course of the years following his retirement were free of Washburn's influence.

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<sup>13</sup> George P. Washburn, "Papers, 1879-1921 Noted Ottawa, KS Architect's Papers", Accessed at the Kansas State Historical Society; MS 1176.

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Paola City Hall  
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Section Number 10 & Photos Page 7

Paola City Hall  
Paola, Miami, Kansas

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**VERBAL BOUNDARY DESCRIPTION**

The Paola City Hall is located in Miami County, Paola Kansas.

Property Description: Parcel # 135-16-0-20-40-001.000, East 44' of Lot 1, Block 31. The property is bounded on the north by Peoria Street, on the east by Agate Street, on the south by an alley and on the east by a vacant lot used for parking.

**BOUNDARY JUSTIFICATION**

The nomination includes the parcel historically associated with the Paola City Hall.

**PHOTOGRAPHIC INFORMATION**

Property Name: Paola City Hall  
Location: 19 East Peoria St. Paola Ks. 66071  
Photographer: Sarah Martin  
Date: June 24, 2008

Photo 1: North (front) elevation and west (side) elevation, facing SE  
Photo 2: North (front) elevation and east (side) elevation, facing SW  
Photo 3: East (side) elevation showing fire station garage doors, facing W  
Photo 4: Detail of cupola, facing W  
Photo 5: West (side) elevation, facing SE  
Photo 6: Interior of fire station, facing S  
Photo 7: Interior of 2nd floor, facing S  
Photo 8: Interior of 2nd floor, detail of tin ceiling in storage room  
Photo 9: Interior of 1st floor, detail of jail cell / vault, facing S  
Photo 10: Interior of 2nd floor, detail of transom window